

**BERKELEY COUNTY BOARD OF ZONING APPEALS**  
**July 21, 2009**

A meeting of the Berkeley County Board of Zoning Appeals was held on Tuesday, July 21, 2009, at 6:00 P.M., in the Assembly Room, Berkeley County Office Building, Moncks Corner, South Carolina.

PRESENT: Mr. Roland Dordal, District No. 3; Mr. William Peck, District No. 5, Mr. Wayland Moody, Chairman of the Board and District No. 6; Mr. Major Lightfoot, District No. 4; Mr. Harold Jefferson, District No. 7, and Mr. Mike Tucker, District No. 1. Also present were Mr. Eric Greenway, Zoning Administrator; Mrs. Holly Backus, Planner for Berkeley County and Mrs. Elizabeth Hoover, Attorney.

Notice of the time, date, place, and agenda of this meeting of the Board of Zoning Appeals was posted in the County Office Building and a copy of such notice was mailed to the news media.

Mr. Moody called the meeting to order and held the swearing in of all applicants. Mr. Tucker made a motion to accept June 16, 2009 minutes with the correction on TMS # 271-00-02-184 to show that he made the motion to approve the request and all four criteria was met, Mr. Peck 2<sup>nd</sup> said motion, no further discussion was held and the motion carried.

CASE # V-09-023 / TMS # 267-00-00-004, -005, -068: Request for 10' front setback for properties zoned GC, (ordinance requires 20' front setback off ingress/egress), 2832 Clements Ferry Road, Mr. Greenway

explained that the applicant was able to figure out a way of doing the project without the variance therefore, the request has been pulled.

After discussion about CASE # V-09-028 / TMS # 233-01-01-010:  
Request for 2' rear and 2 ½' on side for an accessory structure on a property zoned R1, (ordinance requires 5' rear and side), 517 Longleaf Road, Summerville. There were neighbors present in opposition to the request. Mr. Moody explained that the applicant called him directly and asked for this item to be held until next month. Mr. Dordal made a motion to hold this until next month and the applicant must submit something in writing to the Planning Staff asking for the case to be held and reheard, Mr. Tucker seconded said motion, no further discussion was held and the motion carried.

After discussion about CASE # V-09-032 / TMS # 207-00-02-115:  
Request for containers to be stacked (3) containers high on property zoned LI, (ordinance requires for containers shall not be permanently stacked higher than the required screen of 12' max), 139 Jed Park Place, Summerville. Mr. Greenway explained that some phone calls in opposition have been received in the Planning office. Mr. Moody asked for the Board to go into Executive session, Mr. Dordal second that motion. Mrs. L. Hoover signed the Board back in, no action was taken. Mr. Dordal made a motion to approve the request due to the fact that it is an unusual lot and

this variance will be for Mr. Tillson only, not any other company. Mr. Tucker seconded said motion, no further discussion was held and the motion carried.

After discussion about CASE # V-09-033 / TMS # 180-00-02-045:  
Request for 6.8' side setbacks for a primary structure on a property zoned Flex-1, (ordinance requires 15' side setbacks), Gaillard Road, Moncks Corner. Mr. Tucker made a motion to deny the request based on criteria number three and Mr. Peck seconded said motion, no further discussion was held and the motion carried.

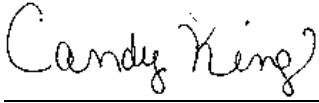
After discussion about CASE # V-09-034 / TMS # 252-03-08-012:  
Request for a density variance for a total of (5) dwelling units on a property zoned R-2, (ordinance requires only one dwelling unit per parcel), 460 Howe Hall Road, Goose Creek. No one present to represent the case. Mr. Dordal made a motion to hold the request based and Mr. Jefferson seconded said motion, no further discussion was held and the motion carried.

After discussion about CASE # V-09-035 / TMS # 244-11-02-011 & -013:  
Request for a density variance for (3) proposed lots and multiple setback variances for multiple dwellings on properties zoned R-2, (ordinance requires only one dwelling unit per parcel and 35' front, 15' sides, and 30' rear setbacks), 639 Old Back River Road, Goose Creek. Mr. Dordal made

a motion to go in to executive session for legal advice, Mr. Peck seconded said motion. Mrs. L. Hoover signed the Board in with no legal action taken.

Mr. Tucker made a motion to approve the request for setbacks and density, however, this does not approve any plat, Mr. Jefferson seconded said motion, no further discussion was held and the motion carried.

Meeting adjourned at 7:30 pm.

A handwritten signature in cursive script that reads "Candy King". The signature is written in black ink and is positioned above a horizontal line.

Candy King, Secretary